1954

The January 11th meeting of the Board was attended by Messrs. O'Neil, Dowling, Page, Arch, Chestnut and Rhodes and Mrs. Willis.

Mr. Rhodes read the presentation which he had prepared for the meeting with Council, including a suggested Planning Board Budget for 1953 with an estimated total of $3,107.00. Mr. Rhodes said that, while he had originally undertaken to prepare the Official Town Plan for Council for a fee of $500., more work and expense had been involved than he anticipated and that he was therefore raising the amount to $600. For the work of preparing the Zoning By-Law and until the end of 1954, his charge in the budget was $1,800. There was considerable discussion of this amount which was felt to be large in proportion to Streetsville's overall budget. Mr. Arch pointed out that $ 3,107. would mean an additional three mills on the tax rate.

It was finally moved by Mr. Dowling, seconded by Mr. O'Neil, "that Mr. Rhodes be paid the sum of $600. for services rendered to date", i.e. for the completion of the Official Town Plan. It was further moved by Mr. Page, with Mr. Arch as seconder, "that Mr. Rhodes be engaged to complete the Zoning By-Law for presentation to the Municipal Board, prepare all plans pertaining to the Zoning By-Law, and be paid the sum of $600. on receiving the approval of the Municipal Board, and thereafter for the remainder of 1954 that Mr. Rhodes' services be retained on the basis of services rendered".

In connection with the sale of four lots by Norman Hill to Thistletown Developments Ltd. it was moved by Mr. Arch and seconded by Mr. Page, that the secretary obtain a suitable seal for the official business of the Board. The sale of the four lots will then be officially approved.

It was decided that the Board would make a tour of the Vista property at 2.00 P.M. on Saturday, January 15th. In the meantime Mr. Chestnut undertook to show the Vista subdivision plan to the School Board at their meeting on January 12th to secure their views on the school site.

The meeting adjourned at 9.00 P.M. to join the Special Meeting of Council to present the Town Plan for Council's consideration.

Chestnut

O'Neil
Arch.

1954

The following were present at the January 18th meeting held in the Public School: Messrs. Chestnut, Arch, O'Neil, Rhodes and Willis.

Adoption of the minutes of the previous meeting, as read, was moved by Mr. O'Neil and seconded by Mr. Arch.

The deed of land by Annie and John Hawke to Mario and Norma Franchetto, on Thomas Street, was discussed and it was decided to hold this.

Regarding the sale of the four lots to Thistletown Developments Ltd. by Norman Hill, the secretary was instructed to return all documents to Council, advising that the Planning Board has no objection to this addition, as shown, to the original subdivision plan.

Mr. Arch explained the background of the formation of the Planning Board and pointed out that the Board has accessto the Metropolitan Toronto Planning Board for advice from their consultants, information on overall planning, etc. In this connection it was felt that it would be desirable to have a representative of the Metropolitan Board present at the Public Meeting on January 20th. The secretary was asked to approach Mr. Tracy D. LeMay to ask whether he could provide a speaker.

The desirability of the Board having access to all subdivision maps in the Clerk'soffice was discussed, one suggestion being that they might be kept in a locked cupboard in the Council Chambers to which the chairman or secretary would have a key.

The procedure for the Public Meeting was worked out: Slips of paper with space for name, property owned and comments on the Town Plan, will be handed to everyone on arrival at the meeting. The chairman will open the meeting by explaining the Board's beginnings, purpose and powers and will introduce Board members to the audience. After the Town Plan, which will be projected in colour on a screen, has been explained, there will be a question and answer period. Each questioner will be asked first to identify himself and his property before proceeding to his question. When all Streetsville citizens have been answered, any non-residents present will be allowed to ask questions also, time permitting.

It was decided to give $3.00 to the caretaker of St. Andrew's for the extra work entailed by the meeting.

Adjournment at 10.45 P.M.

1954

PUBLIC MEETING, JANUARY 20, 8.00 P.M., ST. ANDREW'S CHURCH HALL.

Mr. Chestnut, as chairman, opened the meeting at 8.25 P.M., outlined the formation and operation of the Planning Board, introduced its members, all of whom were present except Mr. Parker who was ill, explained the procedure that would be followed for the meeting, and then introduced Mr. Austin Floyd, Assistant Director of Planning, Toronto Planning Board.

Mr. Floyd spoke briefly, then Mr. R. Bryce Code, Chief Engineer of Metropolitan Toronto Planning Board. Both thought highly of the Plan prepared for Streetsville and stressed the importance of early planning to avoid errors which are impossible or very costly to rectify later on. Mr. Floyw mentioned the need for foresight in dealing with possible traffic increase and parking space and how the lack of adequate parking facilities can have a very adverse effect on a shopping area. He urged also the early acquisition of land for a civic centre and the control of adjacent buildings (old and new) as to type and use.

Mr. Rhodes explained the Town Plan Map, the various land use zones and why andhow they had been arrived at. In the Question and Answer period which followed, some of the questions raised were:

1. By Mr. Len Lee, representing Streetsville Cemetery Board, the necessity to provide for more cemetery space, the present cemetery being sufficient for the next ten years or, at the very most, fifteen years.

2. Mr. Geo. Baylay objected (a) to the proposed shape of the industrial zone on his property, (b) to extending the industrial zone to the River, (c) to the location of the shopping area at the corner of Queen Street and Britannia side road and (d) to the zoning as industrial of the small area opposite his farm between Queen St. and the railroad. (Mr. Floyd felt that industry should not extend right to the River but approved of the shopping area as located by the Board.)

3. Mr. Atchison wondered if the Tube Bending Co. could be re-located elsewhere. Mr. Arch replied that Church St., being only 33 feet wide, is too narrow to be practical as a through street but thought that probably an agreement could be reached about a foot-path along the easement, as suggested by Mr. Rhodes.

4. Mr. Allan Couse asked for clarification of M1 and Commercial zones as affecting the Couse property and seed plant.

5. Mr. Arch asked what power a Planning Board or Council has to enfore private land being kept as green belt in a green belt zone. Mr. Floyd said that the only was it can be controlled is by buying it, at a mutually agreed price or by expropriation.

6. Mr. Herbison asked about development of the park along the River and mentioned that various local organizations would like to contribute towards improvements if some overall plan were in existence continuity and permanence.

7. Mr. Stephanie, who wished to know whether the houses would be restricted to one-family dwellings on his subdivision, and Mr. Honsberger, who asked about regulations governing the location of apartment houses, were told that these were matters to be dealt with in the Zoning By-law.

At the conclusion of the meeting, nine slips were handed in: six of these were unconditional approvals, two approved except for one suggested minor change each, and one disapproved with comments to be submitted later.

1954

The January 26th meeting of the Board was attended by Messrs. Chestnut, O'Neil and Rhodes and Mrs. Willis.

It was felt that it would be of interest to know something of the policies followed in the various municipalities of Metropolitan Toronto in negotiations with intending subdividers, industries, etc. The secretary was asked to try to secure this information from the secretaries of the Planning Boards concerned: Mr. Rhodes undertaking to visit the Metropolitan Toronto and Toronto Boards, and Mr. Chestnut, the Department of Planning & Development.

Written suggested changes from the Public Meeting of January 20th were considered. All present to showing the lot facing on Church Street, forming part of Forest Products lumber yard, as a non-conforming use in a residential zone rather than commercial as originally shown on the Plan.

Regarding Mr. Lee's representation of the need for additional cemetery space in the next ten to fifteen years, Mr. Rhodes said that we could not designate any property for cemetery use other than that already so used. It was decided to write the secretary of the Cemetery Board explaining this and suggesting that they might like to consider consulting other cemetery boards in neighbouring communities with a view to choosing some new site for the use of all.

In connection with Mr. and Mrs. Philip Bird's to their property being zoned as industrial, adjacent as it is to the Stephanie subdivision, Mr. O'Neil undertook to interview the Stephanies to learn their reaction to their subdivision being zoned as industrial rather than residential.

Re Mr. Geo. Baylay's objections: (a) all present were in agreement on altering the location and shape of the proposed industrial zone on the Baylay property and having it extend along the railway tracks and back from the tracks to a depth of 400 feet. (b) all were unanimous on leaving the shopping centre as shown on the map. (c) The triangular area, opposite the Baylay farm, between Queen Street and the railway, to be left as it is, i.e. 'industrial'. (d) There was some discussion also of how adequate school area could be obtained if the Baylay farm was sub-divided piecemeal.

On the question of the extent of our planning area, which it was agreed should be greater than that enclosed by present Streetsville boundaries, it was decided that the best procedure possibly would be, in submitting to the Department of Planning & Development, our Plan for Streetsville, to explain the need of a larger planning area and our ability to provide services for the larger area as it develops within the tentative boundaries which the Board has had in mind in formulating its Plan.

Meeting adjourned at 10.30 P.M.

1954

Present at the February 2nd meeting of the Planning Board were Messrs. Chestnut, Page, O'Neil, Dowling, Arch and Mrs. Willis.

Mr. and Mrs. Stephanie were present, at the Board's suggestion, to discuss the possible change of the zoning of their subdivision to industrial (light manufacturing). Excluding the seven lots on Thomas Street, approximately ten acres remain. It was agreed by Mr. and Mrs. Stephanie and the Board that should a suitable industry, or industries, wish to buy this remainder for industrial purposes, the Board would amend the Zoning By-Law to permit such a sale.

Regarding the letter of January 16th from Graham, Graham & Bowyer concerning Mr. Victor Johnston's property on Church Street which he proposes to sell, in two parcels, to Mr. Garness and to Mr. Honsberger, the secretary was asked to write to Messrs. Graham, Graham & Bowyer suggesting that, if Mr. Garness and Mr. Honsberger could attend a Planning Board meeting (possibly that of the week of February 15th), the whole matter could probably be cleared with the least delay.

The Planning Board now being in a position to affix its seal to the deed of the four lots on Joseph Street to Thistletown Developments Ltd. (this on the advice of Mr. Ward Allan), the secretary was instructed to have these documents completed and returned to the Thistletown solicitors.

On the question of the advisability of re-appointing the Planning Board members, as recommended by Mr. Gomme of the Department of Planning & Development, Mr. Chestnut promised to seek advice from Mr. Ward Allan.

Mr. Chestnut also agreed to ask Mr. Allan whether he considers professional advice given to the Board as part of his services as the Village Solicitor or whether there will be additional fees.

Re the Hawke deed of property on Thomas Street to Franchetto, the secretary was asked to write Mr. H. W. Metcalf, solicitor, indicating that there is some difficulty about lot lines (such as not conforming to adjoining lot lines in depth, and suggesting that Mr. Metcalf might wish to check this on our map.

Some time was spent in discussing the Planning Board's Budget for the year. It was decided that the secretary's salary will continue at $15.00 per month until March 1st, when it is hoped to have our Budget Estimates ready for Council, and it was further suggested that thereafter the secretary's salary should be at the rate of $5.00 per meeting.

Mr. Dowling stated that Council plans to build a utility yard on the Henry Street road allowance west of William Street to the railway and on the village-owned lot adjoining to the south. No objections were made to this.

To help assure a full attendance at the next meeting, when Mr. Rhodes expects to have all material ready for final approval before submission to the Department of Planning & Development, it was decided to meet on Tuesday, February 9th.

Meeting adjourned at about 10.30 P.M.

Machintmt

1954

Present at the February 9th meeting were Messrs. Chestnut, Rhodes, Page, O'Neil, Arch and Parker and Mrs. Willis.

Minutes of the previous meeting were adopted as read (moved by Mr. Arch, seconded by Mr. Page).

Re the Forest Products lumber storage yard on Church Street -- this will be left on the Plan as a non-conforming use in a residential area.

Mr. Rhodes read his presentation of the Plan; a copy of this will be sent to each member of Council and of the Planning Board.

Mention was made of the sale, for commercial building, of our proposed parking lot site behind Bentley Hardware. It was decided not to change the Plan map at this point.

Present at the meeting from C. C. Meredith & Co. Ltd. were Mr. Meredith and Mr. Scott who wished their position clarified in regard to the sale of their factory on Queen Street North. The situation, as it is now and will be when the Plan becomes official, was explained and the Board promised to notify Mr. Meredith when it is drawing up the zoning by-law.

Mr. Metcalf and the Board went into the matter of the Hawke-Franchetto deed, and the fact that the measurements do not appear to agree with lot lines on the map. The Board will try to secure for the next meeting a copy ofthe Stephanie subdivision plan and Mr. Metcalf will get the original Hawke deed, as a possible means of clearing up the seeming discrepancy.

Mr. Honsberger and Mr. Garness will be invited to attend the Board's next meeting to outline their plans for the properties they propose to buy on Church Street.

Before adjournment the Plan was signed by the Chairman and the Secretary and Mr. Arch promised that he and Mr. McGillivary would sign it the following morning.

Adjourned at approximately ten o'clock.

W. A. Chestnut

1954

The Board met on February 15th with Messrs. O'Neil, Page, Chestnut and Dowling and Mrs. Willis present.

Mr. O'Neil moved adoption of the minutes of the previous meeting as read, with Mr. Page as seconder.

Mr. K. Honsberger was present to discuss with the Board his plan for subdividing, into twenty-nine lots, his property south of Britannia sideroad. He explained that, while the map did not show it, it was his intention that the road through this subdivision would join up with Mulbrae Road in the Adamson subdivision. The Board was somewhat dubious of the desirability of having lots of less than 50-foot frontage (there being six of these, three of 45 feet and three of 47 feet). Mr. Honsberger pointed out that extra depth had been allowed on these lots to compensate for the narrower frontage. The Board to discuss the plan further and to make a recommendation to Council.

The property on Church Street which Mr. Honsberger proposes to buy was also discussed at some length. Mr. Honsberger offered to bring an accurate sketch of the property and his plan for its division to the next meeting.

Mr. Rhodes was asked to arrange for the typing of the Plan presentation copies.

The meeting then proceeded to the zoning of the residential areas of thePlan into R1, R2, R3 and R4 classifications.

It was agreed to meet again on February 22nd.

1954

Present at the February 23rd meeting were Messrs. Chestnut and O'Neil and Mrs. Willis.

With only three members present it was not possible to give any decision regarding the Church Street property to Mr. Honsberger who was at the meeting. Mr. Honsberger, Mr. Chestnutand Mrs. Willis made pland to inspect the property on the following Saturday.

In view of the fact that Mr. Rhodes advised he would not have the first part of the zoning by-law ready for the Board until the week of March 8th and that there was no other urgent business, it was agreed to hold the next meeting on March 8th.

Meeting adjourned at 9.30 P.M.

1954

Present at the meeting of March 8th were Messrs. O'Neil, Dowling, Chestnut, Arch and Rhodes and Mrs. Willis.

Adoption of the minutes of the February 15th meeting was moved by Mr. Dowling, seconded by Mr. O'Neil.

It was moved by Mr. Dowling, seconded by Mr. O'Neil, that the Planning Board approve the sale of that part of Mr. Hawke's property sold to Mr. Mario Franchetto, lying and being part of the east half of Lot 3 in the fifth concession west of Hurontario Street, on Thomas Street.

Regarding Mr. Norman Hill's request for permission to develop his five lots facing on Joseph Street -- Mr. Arch moved, with Mr. Dowling seconding the motion, that the Planning Board approves Mr. Hill's five lots facing on Joseph Street on condition that a registered plan is put on and an agreement made with the Village re sewer and services.

Re Mr. Frank Reid's plan of subdivision it was moved by Mr. Dowling, seconded by Mr. O'Neil, that this Planning Board approve the proposed plans submitted by Mr. Frank Reid, being plan of west half, Lot 2, Concession IV west in the Village of Streetsville, subject to conditions required by the Village Council.

After further consideration of Mr. Honsberger's subdivision plan of twenty-nine lots south of the subway sideroad it was decided to ask Mr. Honsberger to submit a new plan of lots with an area of 7,500 square feet, with a minimum frontage of 60 feet, the purpose of this recommendation being to assure a development in keeping with the lot sizes of adjacent developments and conforming to the requirements of an R-2 zone as laid down by the Board.

After a study of Vista Developments' new subdivision plan it was moved by Mr. Arch, seconded by Mrs. Willis, that this Board tentatively approves the Vista Developments Plan but that blocks D and F be left for further consideration as to style and type of building to be erected.

To allow for possible delay in Governmental approval of our Town Plan and completion of the Zoning By-law, a motion was made by Mr. O'Neil, seconded by Mr. Dowling, that holding by-law of the Village, No. 1066, be extended two months beyond expiry date. This motion to be forwarded to Council for consideration.

Meeting adjourned at 10.45 P.M.

W. A. Chestnut

1954

The following members attended the March 15th meeting of the Board: Messrs. Page, O'Neil, Chestnut, Arch, Dowling, Rhodes and Mrs. Willis.

Mr. Page moved, with Mrs. Willis seconding the motion, that the deputations present be heard before proceeding with otherbusiness. First to be heard were Messrs. Bayley, Leitch and Cohen regarding the proposed subdivision of the Bayley farm. Copies of the plan were distributed for examination by Board members and Mr. Bayley explained the plan which provided for 204 residential lots, approximately seven acres for commercial use and fifteen acres for industrial purposes, five acres for a park and 8.5 acres being retained by Mr. Bayley. The residential lots have a minimum frontage of 60 feet with an area of 7,500 square feet and the houses are intended to be of masonry construction, to sell for roughly $12,000 to $17,000. No provision had been made for a school and it was pointed out that five acres would be required in this subdivision for a school site. The Board agreed to let Mr. Bayley have its decision regarding the location of the school and other aspects of the plan by March 23rd.

Mr. Paul Arch was next heard, requesting approval of the deed of his house and lot on the subway sideroad to Mrs. Esther Field. All were in agreement, on the understanding that 33 feet will be dedicated as a road allowance to the east of the lot in question. Mr. W. C. Arch, with Mr. Page as seconder, that the Planning Board place their seal of approval on the plan submitted by Paul Arch with the understanding and agreement that no other approval will be granted on the balance of the property for division or building until such time as a plan is supplied to this Planning Board for approval.

After further consideration of Mr. C. W. Sherlock's request that approval be granted for the division of his 100' x 100' lot on Church Street into two lots, each 50' x 50', and that he be permitted to modify his original house plan for a one-family dwelling to a two-family dwelling, Mr. Page moved, Mr. O'Neil seconding, that the Planning Board recommend that Mr. Sherlock's application for the division of his one-hundred-foot lot into two lots be refused for the reason that the house now constructed is a proposed two-family house, in accordance with his letter of March 8th.

After the reading of a letter from Mr. H. W. Metcalf regarding the transfer of properties by Mr. Kenneth Thorndyke to Unitt Bailey and to Allan W. Martyn a motion was made by Mr. Arch, and seconded by Mr. O'Neil, that the Planning Board of Streetsville give their consent and apply their seal of approval to the deed, Thorndyke to Martyn.

Mr. Rhodes read the By-law which he had prepared for residential zoning,

Meeting adjourned at 11.30 P.M.

W. C. Chestnut

1954

Present at the March 22nd meeting of the Board were Messrs. Chestnut, Rhodes, Page, Dowling, O'Neil and Arch and Mrs. Willis.

First item of business was the Baylay subdivision plan. Upon agreement by the Board on the area and location of the commercial zone and on the school site, Mr. Baylay and Mr. Leitch were admitted to the meeting. They consented to the Board's recommendations regarding commercial and school zones and to the suggestion that Lot 121 on the plan be left as a road allowance to permit a continuation of the road in the present plan through Mr. Baylay's 8.5 acres to Britannia sideroad should he ever decide to subdivide the acreage he is at present retaining. Also discussed was the possibility of controlling the amount of residential development in relation to the development of the industrial area of the property.

A motion was made by Mr. O'Neil, and seconded by Mrs. Willis, that "subdivision plan of Baylay property as submitted to us on plan dated 2-3-54, presented to the Planning Board March 22, 1954, be approved with the following changes:

(a) commercial zone (designated Block B) to be 500 feet on Queen Street by 300 feet on Britannia sideroad; plan of this commercial area to be approved by the Board at a later date;

(b) industrial zone carry through from commercial zone as outlined on plan presented.

(c) approximately five acres for school as allocated by Board on same plan;

(d) Lot 121 be designated as dead-end road.

All of the foregoing to be incorporated in a revised plan.

Minutes of the previous meeting were moved for adoption as read by Mr. Dowling, seconded by Mr. Page.

Meeting adjourned at 10.25 P.M.

M A Chestnut

1954

Attending the April 6th meeting of the Board were Messrs. Chestnut, Page, Rhodes and Dowling and Mrs. Willis.

Mr. George Ferguson was first heard regarding (a) the sale of lot No. 111 on Ellen Street (83½ feet x 143 feet) and (b) the proposed division of his lot with 44'-6½" frontage on Queen Street. Mr. Ferguson agreed to being a survey of this latter property to enable the Board to reach a decision.

Adoption of the minutes of the March 22nd meeting as read was moved by Mr. Page and seconded by Mr. Dowling.

Mention was made of the revised subdivision plan of the Baylay farm and Mr. Chestnut undertook to get in touch with Mr. Baylay to secure a copy for the Board.

It was moved by Mr. Page and seconded by Mrs. Willis that Mr. Dowling should continue as Vice-Chairman of the Planning Board.

Regarding the Lowden - Metcalf deed of property at the corner of Thomas Street and the Town Line, the secretary was instructed to secure a copy of the deed and a sketch for our files. Moved by Mr. Page, and seconded by Mrs. Willis, that the deed for part of the easterly half of Lot 4 Concession Five W.H.S. from Winifred Lowden and Harry S. Lowden to Herbert Walter Metcalf be approved subject to the land being used for industrial property and that the parties hereto be so advised.

The secretary read a letter from Mr. Emil Christl asking whether a six-apartment building might be erected on lot 111 on Ellen Street. The secretary was asked to write Mr. Christl that the Board approves of this proposed use of the lot but would appreciate having submitted a plan for the building and lot with a view to assuring adequate parking facilities, etc.

Considerable time was devoted to reading and study of part of the Zoning By-Law.

Regarding Mr. Hill's survey of his five lots on Joseph Street, it was decided to ask for a copy for our files before returning Mr. Hill's copy stamped with the Board's approval.

Meeting adjourned at 11.15 p.m.

W. Chestnut

1954

The April 19th meeting of the Board was attended by Messrs. Chestnut, O'Neil, Parker and Rhodes and Mrs. Willis.

A letter from Graydon, Lawrence & Cook, solicitors for Mr. and Mrs. Emil Christl, was read, asking the Board's approval of their proposal to build a six- to ten-suite apartment house on lot #111, Ellen Street. As the Board had already written Mr. Christl approving his proposed six-apartment building, subject to the various conditions and requirements of the Council being met and adequate parking space provided, the secretary was instructed to write Messrs. Graydon, Lawrence & Cook along these lines.

Also considered was a letter from Peter E. Rhodes, asking whether the Board had any objection to his undertaking work from intending subdividers in the Streetsville area and presenting a subdivision plan (called the Streetsville Heights Development) for the Turney farm. The Board members present were unanimous in not wishing in any way to interfere with Mr. Rhodes' professional activities outside the Board. The Streetsville Heights Development plan was held for later discussion.

Adoption of the minutes of the previous meeting, as read, was moved by Mr. O'Neil and seconded by Mr. Parker.

There was some discussion of the need for an agreed policy between Council, the Public Utilities Commission and the Planning Board regarding services, conditions required, etc. for new industry and subdividers. Some concern was expressed about the possibility of industrial land being held at such a high price that industries wishing to locate here would be discouraged from doing so.

Some time was spent on the new subdivision plan for the Baylay farm, referred to us, with a questionnaire attached, by the Department of Planning & Development. It was decided to deal with this at a later meeting.

Meeting adjourned at 10.45 P.M.

W. A. Chestnut

1954

The April 26th meeting of the Board was attended by Messrs. Chestnut, Arch, Parker, Page, O'Neil, Dowling and Mrs. Willis.

Minutes of the previous meeting were moved for adoption as read by Mr. Parker with Mr. O'Neil seconding the motion.

Mr. Rhodes' letter of April 12th re Streetsville Heights Development was reviewed. It was pointed out by Mr. Arch that no further annexation for subdivision could be considered by the Village at present; that the Baylay subdivision would necessitate the installation of a new sewage bed, after which any new subdivisions would mean the construction of a sewage treatment plant and, before any such extension, the Village would have to have a full survey of existing services made by a competent authority.

After some discussion on the ways and means of obtaining and financing a public parking lot in the present commercial area it was decided to obtain from Mr. Rhodes an accurate sketch of the parking area shown on the Town Plan behind Bentley's, Cox's, etc., after which Mr. Chestnut would approach the merchants whose property is concerned to try and secure their support of this project.

How best to handle publication of the Zoning By-law when completed was considered. It was decided to publish a map showing the zones in the Review and to notify citizens that copiesof the By-law are available for examination in the Clerk's office, allowing about four weeks to elapse before the holding of the public meeting where all who wish will be given an opportunity of asking questions, registering objections, etc. Some extra copies of the By-law will also be made available for purchase.

Re the secretary's salary, it was moved by Mr. Dowling and seconded by Mr. Arch, that this Planning Board shall recommend the payment of $5.00 per meeting for the secretary's services for the year 1954, commencing as at March 1st, 1954.

It was agreed that the requested two-month extension of the Holding By-law shouldbe increased to three months, i.e. making it valid until June 30th, 1954.

After consideration of Mr. McKague's sketch of plan for dividing his property, the secretary was instructed to write Mr. McKage that, before reaching a decision, we wish to have the Village Engineer bring in a report on the feasibility of providing services for this area. To be mentioned also was the fact that we are concerned as to how the position of the road will work out if Mr. Norman Hill should decide to subdivide the remainder of his property.

Meeting adjourned at 10.30 p.m.

W. Chestnut

1954

Attending the May 4th meeting of the Board were Messrs. Chestnut, Rhodes, Arch, Page, O'Neil and Dowling and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. Arch and seconded by Mr. Page.

In considering the Waters - Baylay deed of 8.5 acres, for which the Board's approval was asked, Mr. Arch informed the meeting that Peel County Council were writing to Streetsville Council to suggest that the Village reserve ten feet along the north side of the Britannia road to permit widening. In view of this, it was decided to hold the deed pending Council's receipt of the above-mentioned letter, and the secretary was asked to write to Mr. Geo. Baylay, explaining this reason for the delay in granting approval. Board members were in complete agreement in approving of the suggested reservation of the 10-foot strip.

The meeting then proceeded with the reading of the Zoning By-Law. It is hoped to complete it at the next meeting, on May 11th.

The meeting was adjourned at 11.00 P.M.

Machestnut

1954

Present at the May 18th meeting of the Board were Messrs. Chestnut, O'Neil, Page, Rhodes and Arch and Mrs. Willis.

Mr. Page moved the adoption, as read, of the minutes of the May 4th meeting, and Mr. O'Neil seconded the motion.

Regarding the application for extension of By-Law 1066, it was moved by Mrs. Willis and seconded by Mr. O'Neil that Council be asked to apply for an extension effective until December 31st, 1954.

The Board read the remainder of the Zoning By-Law, dealing with its administration and enforcement. Mr. Rhodes stated that he expected to have the various suggested revisions in the By-Law ready for review at the next meeting, on May 25th, and the meeting was then adjourned, at 9.30 P.M.

W. A. Chestnut

1954

The June 1st meeting was attended by Messrs. O'Neil, Dowling, Chestnut, Page, Rhodes and Arch and Mrs. Willis.

Adoption of theminutes of the previous meeting as read wasmoved by Mr. Page and seconded by Mr. O'Neil.

The meeting then proceeded with the reading and discussion of the various By-law revision which had been prepared by Mr. Rhodes. Mr. Rhodes said that he would examine any existing by-laws regarding advertising signs to avoid any conflict between them and the requirements of the Zoning By-Law. He also planned to have the Zoning By-Law checked over by the Department of Planning & Development.

Meeting was adjourned at 10.30 P.M.

W. A. Chestnut

1954

The June 1st meeting was attended by Messrs. O'Neil, Dowling, Chestnut, Page, Rhodes and Arch and Mrs. Willis.

Adoption of theminutes of the previous meeting as read wasmoved by Mr. Page and seconded by Mr. O'Neil.

The meeting then proceeded with the reading and discussion of the various By-law revision which had been prepared by Mr. Rhodes. Mr. Rhodes said that he would examine any existing by-laws regarding advertising signs to avoid any conflict between them and the requirements of the Zoning By-Law. He also planned to have the Zoning By-Law checked over by the Department of Planning & Development.

Meeting was adjourned at 10.30 P.M.

W. A. Chestnut

Referred to the Board by Council was Mr. John McClintock's application for a building permit to alter his House at the corner of Queen and Beech Streets into two self-contained apartments. This being in an R-3 zone, there was thought to be no objection to this and it was moved by Mr. Page and seconded by Mr. O'Neil that the permit be granted to proceed with the alterations as shown on the sketches attached to the application, if Council are also in agreement with this action.

The secretary read a letter from Mr. L. M. McGillivary re the Baylay Subdivision advising that Council recommends that a 10-foot strip along Britannia sideroad be reserved for road purposes as this was requested by the County, and recommending also that the area outlined in red on the attached subdivision plan be dedicated, for public purposes, by the subdivider. The secretary was asked to advise the new owners of the Baylay property of our intention of reserving the 10-foot strip along Britannia sideroad.

Meeting adjourned at 10.30 P.M.

M. McClintock

1954

Present at the June 15th meeting of the Board were Messrs. Page, Chestnut, O'Neil and Mrs. Willis.

Messrs. F. W. Gallagher and H. Lamb were present to ask for the Board's approval of their intended division of property on the subway sideroad, being 185 feet wide by 180 feet in depth, which they have purchased from Mr. Paul Arch and propose to divide into two lots. It was explained to them that the Board wished to make provision for a road along the western boundary of this land and both Mr. Gallagher and Mr. Lamb expressed their willingness to give 30 feet as a road allowance. The Board promised to consider this question of the property division and advise Messrs. Gallagher and Lamb accordingly; it was suggested that in the meantime they might have a draft deed drawn, donating the 30-foot strip, and bring it before the Board at a subsequent meeting.

Mr. M. Hamilton asked about his proposed subdivision, consisting of eight lots (60' x 290' approximate) behind the above-mentioned property and fourteen lots (60' x 140' and 60' x 125' approximate) to the east of the new proposed 66-foot road. Mr. Hamilton was also agreeable to giving the 30-foot strip along the west side for riad purposes and will submit a new plan with this change.

Mr. Gallagher raised the question of an 86' x 147' lot facing on Ellen Street, which he wished to divide into two 43-foot lots for Defence Workers' houses.

Mr. Gallagher also asked whether, if he purchased 30 feet from Mrs. Pogue, giving him a frontage of 133 feet on the extension of William Street, he would be allowed to divide this 133 feet into three lots which would have a depth of approximately 265 feet.

It was moved by Mrs. Willis, and seconded by Mr. Page, that the division of 86-foot frontage on Ellen Street into two 43-foot lots which Mr. Gallagher proposed to make, should not be allowed; and that his proposal to buy 30 feet on William Street, giving him 133 feet to be divided into three lots also not be approved, both for the reason that the intended lots would not conform to the minimum of 50-foot frontage laid down by our Zoning By-Law, which minimum requirement we felt should be adhered to.

In view of the meeting of respresentatives of the Streetsville Planning Board with the Department of Planning and Development, scheduled for June 17th, at which Mr. Rhodes thought we might be asked to reduce the amount of industrial area on our Town Plan, the Board gave consideration to two sections, viz., the industrial area on the Reid property at the south end of the Village and to that section west of the C.P.R. tracks and back of the houses fronting on John Street. All were unanimous in wishing the Reid industrial area to stand but were in agreement on changing the second area to a residential zone.

The adoption of the minutes of the previous meeting as read was moved by Mr. O'Neil and seconded by Mr. Page.

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2. That provision for a foot-path along the length of Mullet Creek would be desirable.

3. That the property east of the Credit River, north of Main Street, should be designated as semi-suburban for the time being and its development delayed.

We advised of our decision to re-zone a portion of the industrial area, between the C.P.R. and Mullet Creek, in the vicinity of John Street, as residential. In view of the reasons advanced for our seeming preponderance of industrial area, the Department are willing to accept our plan, in this respect, as it now stands.

At the conclusion of the meeting we were asked to submit a new Town Plan (nine copies) incorporating the recommended changes.

REPORT OF MEETING WITH DEPARTMENT OF PLANNING & DEVELOPMENT, TORONTO, JUNE 17th, 1954.

On June 17th, Mr. Chestnut, Mr. Rhodes and Mrs. Willis, on the invitation of Mr. Gomme of the Department of Planning & Development, met with Messrs. Lash, Taylor and Gomme of the Department; Mr. Murray Jones, of the Metropolitan Toronto Planning Board; and Mr. W. A. Dempsey, of the Community Planning Association of Canada.

The purpose of the meeting was to discuss the Streetsville Town Plan, to consider the objections raised and the changes recommended by the various organizations to whom copies of the plan had been circulated, and, generally to try to ensure the best plan possible for Streetsville.

Mr. Jones advised that the Metro Board thinks (a) there is too much industrial area to be supported by the population of the residential areas and (b) that the protection of Mullet Creek must be considered.

We were advised that a water-shed survey should be made, and an indication made on the Town Plan map of the Municipality's plan to protect Mullet Creek, which, at this stage, might consist of nothing more than a stipulation regarding set-back of industrial buildings to allow for any future measures that might be necessitated by the increased flow of water due to greatly increased urban development.

Re the industrial planning we were urged to work closely with Toronto Township Planning Board in order to co-ordinate planning of the immediate environs of Streetsville.

The Conservation Authority recommended that a park be established along Mullet Creek immediately south of the subway sideroad for the reason that the present public park on the Credit River is too far away to provide a practical playground for the children in subdivisions in the Mullet Creek vicinity. As the location suggested is already built up, we suggested that it might be possible to have this park area farther south along the Creek.

The Conservation Authority also recommended a green belt area (for the purpose of a foot-path) along the Credit from Water Street south past the old mill. We were told that at this time the only provision necessary would be to ensure set-backs of any houses permitted to be built along the River.

Briefly, other points raised at the meeting were:

1. That our proposed industrial road might better be 100 feet than 60 feet, with, say, 50-foot setbacks for industry.

1954

The Board's June 22nd. meeting was attended by Messrs. Page, Chestnut, O'Neil and Rhodes and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. Page and seconded by Mr. O'Neil.

The secretary read a report on the June 17th meeting with the Department of Planning and Development, and after discussion of the various recommendations made at this meeting, it was decided to take the following action:

1. Re the Protection of Mullet Creek. Mr. Rhodes will ask Mr. Don Redfern to make on the map the approximate future course of the Creek when necessary straightening has been completed and we will then provide for 75-foot setbacks of any buildings erected along the Creek.

2. Provision for a foot-path along the River from Water Street to the north end of the Park will be made by requiring any houses built on river frontage to be set back a specified distance.

3. The land between Millet Creek and the houses on John Street and extending north from a line even with the south end of the Adamson subdivision to approximately Henry Street will be zoned as Open Space.

4. Re the R-1 area east of the River -- Mr. Rhodes will state in the text of our presentation of the new Town Plan that development of this area will be discouraged until water and sewers are available.

Mr. Rhodes expected to have the new Plan ready for presentation to the Council at their July 5th meeting.

Meeting adjourned at 10.00 P.M.

M. Chestnut

1954

The July 14th meeting was attended by Messrs. Page, O'Neil, Chestnut, Arch and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. O'Neil and seconded by Mr. Page.

The service road on the Vista Subdivision Plan was discussed, the road being 60' 6" at the south end and 66' at the north end. It was decided to write to the Department of Planning & Development asking that the road be made 66' wide throughout its entire length, as per agreement between the Village and Vista Developments Limited.

The secretary was asked to write to Mr. Marshall Adamson intimating that we wish to continue the Vista Developments service road along the west side of his subdivision and suggesting that he might care to meet with the Planning Board before drafting a final plan.

The revised edition of the Zoning By-law was then read. After Mr. Rhodes has made some few further changes the By-law will be ready for submission to Council.

The meeting was adjourned at 11;30 P.M.

W. A. Chestnut

1954

A special meeting of the Board was held in the Council Chambers, with members of the Council present, on Monday, July 26th, 1954, at 8.30 P.M. Present were: W. C. Arch, George Parker, Frank Dowling, W. A. Chestnut.

The meeting was called to hear a report of a meeting attended by Mr. Chestnut with Mr. Gomme in the office of the Planning and Development Board earlier in the day. It seems that, as soon as the annexation of the Denny Farm becomes official, that farm will be the official plan for the Village and that the plan this Board has been working on for so long will be an amendment to that plan, rather than that the Denny Farm will be an amendment to the main village plan. Mr. Gomme claimed that this was the case because of the fact that once an area is within an official plan, it remains an officially planned area even though it is annexed to another municipality.

In view of this, and because there is such urgency for action on the development of the farm, it seemed wise at the time to pass two resolutions, as follows:

1. Moved by Geo. Parker and seconded by Frank Dowling: That Amendment No. 1 to the Official Plan of the Village of Streetsville be an extension of the Plan to include all of the property or land in the Village as shown on a plan drawn and prepared by Peter E. Rhodes and submitted herewith.

2. Moved by Frank Dowling and seconded by George Parker: That this Board recommend to Council of Streetsville that the Official Plan for the Village be amended to change the land use from agricultural to residential and industrial, according to a plan of subdivision as agreed to with a development company upon annexation of the property to the Village and agreed to by the Municipal Board, this to be known as Amendment No. 2.

These motions were carried and it was arranged with the Village Clerk, being present, that he would so inform the Department of Planning and Development.

W. A. Chestnut

1954

Attending the August 16th. meeting of the Planning Board were Messrs. Arch, Chestnut, O'Neil, Page and Mrs. Willis.

Adoption, as read, ofthe minutes of the July 14th and July 26th meetings, was moved by Mr. Page and seconded by Mr. Arch. Carried.

Mr. Hugh Lamb was present in connection with his and Mr. Gallagher's property on the Britannia sideroad. It was moved by Mr. Arch, seconded by Mr. Page and carried unanimously, that 'we hereby confirm our previous agreement with Messrs. Lamb and Gallagher to approve the deeds dividing into two lots their property fronting on Britannia sideroad on receipt of their deed of the 30-foot road allowance to the Village.

The Chairman having outlined the necessity for cutting down our Industrial Zone acreage on our town plan, there was a long discussion on how best to make this reduction. The following changes were finally decided upon and a motion was made by Mr. Page, seconded by Mr. O'Neil and unanimously carried, that

(a) that the approximately 4 acres behind the houses on John Street be shown as residential and, along Mullet Creek, as Open Space,

(b) that approximately 3 acres south of Tannery Street and west of the railroad tracks, being residential in fact, be zoned as such,

(c) that the 3-1/2 acfes fronting on the south side of Thomas Street, and already built up with houses, be zoned as residential,

(d) that the property behind the above-mentioned Thomas Street residential lots and Dominion Sash Co. to the Village's southern boundary and from the railway tracks to the Village's western boundary, be zoned as agricultural,

(e) that 5 acres (approximate) of the Ardagh property be made residential, and
(f) that 75 feet on each side of Mullet Creek, throughout the Village (a total area of 11 acres, more or less) be shown as Open Space

and that a map incorporating these changes by made by Mr. Rhodes.

Mr. Arch said that an emergency Council Meeting would be called when the maps were ready.

Regarding the Department of Planning & Development questionnaire on the Baylay subdivision it was decided to write the Department stating that a meeting between Council and subdividers is being arranged and that we would like to delay answering the questionnaire until after the meeting.

Meeting adjourned at 10.15 P.M.

M. A. Chestnut

1954

The August 31st meeting was attended by Messrs. Chestnut, Arch, Dowling and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. Dowling and seconded by Mr. Arch. Carried.

A deputation (Mr. R. Farnham and Mr. J. Bailey) representing the Business Men's Association washeard regarding the question of much needed public parking in the Village and possible remedies. Discussed were: removal of curbs on Queen Street snd the possibility of angle parking; use of vacant land behind Cox, Bentley, Hand, Bailey, etc. and the feasibility of allowing single-line parking down the middle of Main Street from the Cenotaph to Church Street.

Mr. Farnham and Mr. Bailey advised that the area which might be available for a public car park behind Cox, Bentley, etc. is approximately 100' by 210 feet. Some fill would be required, and it was thought that this might be obtained from the operationson Queen Street. It was finally agreed that, after further investigation by the Business Men's Association, they would approach Council for a decision on how it was to be handled.

It was decided to send the Department of Planning and Development's questionnaire on the Bayley Subdivision to Council for partial completion and eventual return to the Planning Board.

Mr. Arch promised that Council would study the Board's latest town plan map at its special meeting on September 1st.

Regarding the McKague subdivision, the secretary was instructed to obtain the Engineer's report from the Clerk and to forward it to Mr. McKague, advising that any suggested development would be subject to the Department of Health's report.

W. A. Chestnut

1954

The September 21st meeting of the Planning Board was attended by Messrs. Arch, Chestnut, Page, Rhodes, O'Neil and Dowling and Mrs. Willis.

The following motion by Mr. Page, seconded by Mrs. Willis, was carried unanimously:

"That the Planning Board recommend to Council:

1. That all further subdivisions are premature;
2. That, as they are premature and not to the best interests of the Village as a whole, each be treated on its individual merits;
3. That the Planning Board recommend that subdividers pay to the Village for all residential and for all industrial purposes at a rate, per acre or per lot, to be decided by Council.
4. Thatthe subdividerbe required to pay for sewers, water, gravel roads to engineer's specifications, bydrants, street lighting, culverts to all lots, school site, park site, and other services necessary that Council may require to make a complete site for residential or industrial development."

Mr. Fobert, representing Fobert-Edwards Construction Co. Ltd., presented draft plan of subdivision of parts of Lots 11 and 12 on Churth Street, which he is purchasing from Mr. V. Johnston. Lot 1 on the plan is to be sold to Mr. J. Lindsay and Lot 5 to Mr. W. N. Atkinson. On Lots 2, 3 and 4 of the plan, each 50 feet by 148 feet, it is planned to erect houses. Mr. Arch moved, with Mr. O'Neil seconding the motion, "that the plan of Parts of 11 and 12, reg'd. plan #A-92, be approved subject to a plan of subdivision being agfeed to and registered, and that lot 5 on proposed plan be definitely established as not a building lot but an enlargement of lot now occupied by Mr. W. Atkinson and that this be so registered."

Adoption of the minutes of the previous meeting as read was moved by Mr. Dowling and seconded by Mr. Arch.

The Chairman explained to the meeting the revised Vists subdivision plan on which the two commercial areas had been changed to residential open space, with the complete concurrence of Vista Development company, to expedite Governmental approval of Amendment No. 1 (covering Vista property) to the Official Town Plan.

The meeting was adjourned at 9.45 P.M.

ADDENDUM: The reasons for the resolution regarding subdivisions were the apparent physical impossibility at present of handling another subdivision and the overloading of present water and sewer services.

1954

Present at the September 28th meeting were Messrs. Chestnut, O'Neil, Page and Arch and Mrs. Willis.

When the minutes of the previous meeting had been read it was decided that there should be added an explanation of the reasons for the resolution regarding subdivisions.

Mr. P. E. Rhodes' letter of September 23rd regarding the basis for his further services to the Board was read. The secretary was instructed to acknowledge the letter advising that the conditions therein had been noted.

It was moved by Mr. Page and seconded by Mr. O'Neil that Mr. Rhodes' account of September 23rd for $17.00 be paid.

Next heard was Mr. J. Sepejak of Town Planning Consultants who had come to the meeting to present the latest plan of subdivision for the property now owned by Mrs. W. Waters. The plan showed 204 residential lots (the smallest being 60' x 125'), commercial area (300' x 500'), industrial area of approximately 13 to 14 acres, school site of five acres minimum and park area of approximately 8 acres. Allowance had been made for the 10' strip for widening of Britannia sideroad.

Mr. Sepejak was asked to make some change in lots adjoining Mr. Baylay's 8.5 acres to the north, to provide a 66' road allowance.

Mr. Sepejak asked whether the Board would consider allowing lots 50' wide by, say, 150' deep, backing on the industrial area and on the opposite side of the street, facing these. It was agreed that the Board would give further consideration to this question and advise Mr. Sepejak of its decision after the next meeting.

The meeting was adjourned at 11.00 P.M.

W.A. Chestnut

1954

Present at the October 14th Planning Board meeting were Messrs. O'Neil, Chestnut, Arch, Page and Dowling and Mrs. Willis.

Adoption, as read, of the minutes of the previous meeting was moved by Mr. Arch and seconded by Mr. Page.

After considerable discussion of the Baylay subdivision plan it wasmoved by Mrs. Willis and seconded by Mr. Page that tentative approval be given to the plan of subdivision submitted on September 21st by Town Planning Consultants Ltd. for Mrs. W. Waters, subject to the following changes:

(a) approximately 10 lots backing on the industrial zone and the ten facing (five on each side of footpath) may be a minimum width of 50 feet with a minimum area of 7,000 square feet, and

(b) that a 66-foot road allowance be made on north side of Mr. Baylay's 8.5 acres (approximately 150 feet east of Mr. Baylay's west boundary). Carried unanimously.

Regarding letter from Toronto Township Planning Board re proposed division of Mr. Steggall's property on the Streetsville Road north of the Village, it was agreed to reply that, while we greatly appreciated being consulted, with the information before us we were scarcely able to express any intelligent opinion but, that until we are better informed, we should like to suggest that so far as possible, present regulations be adhered to.

It was moved by Mr. Arch and seconded by Mr. Dowling that the three deeds conveying property in the estate of Mr. Elmer Bentley be approved.

Last item of business was a letter from Mr. R. P. Scott enclosing an application for a permit to build a house on lot 225 feet wide in the north-east corner of the Meredith property adjoining the Adamson subdivision. It was unanimously agreed that the owners should be asked to submit a plan of subdivision of the whole property shown as residential on the official plan, this in order to avoid possible unsatisfactory piecemeal development.

Meeting adjourned at 10.45 P.M.

1954

The October 26th meeting was attended by Messrs. Page, O'Neil and Chestnut and Mrs. Willis.

Mr. Page moved the adoption, as read, of the minutes of the previous meeting and Mr. O'Neil seconded the motion.

Mr. K. Honsberger attended the meeting in connection with his proposed subdivision south of the subway sideroad along the west side of Mullet Creek. He asked whether the Board would agree to some of the lots being only 7,250 square feet in area instead of the R-2 Zone requirement of 7,500 square feet minimum.

However, in view of the recent flooding along Mullet Creek, the Board felt it was of prior importance to decide whether the building of houses should be allowed at all between the Creek and Mulbrae Avenue. It was suggested to Mr. Honsberger that any information he could secure on flood levels, etc. would be helpful. It was also decided to write Council, explaining our views and stating that we do not feel able to deal with it at present as we are not assured that building here would be safe. Council was to be asked whether they already have sufficient information on this or contemplate securing further reports which would enable us to deal with Mr. Honsberger's application.

Regarding deeds submitted by Mr. Frank Dowling it was decided to postpone approval pending receipt of further information on Lots 26 and 25 on William Street.

Some thought was given to the securing of a new Board member to replace Mr. Parker and Mr. Chestnut was delegated to interview those whose names were suggested.

Also raised was the question of who would pay Mr. Ward Allan's fees for helping Mr. Rhodes with the preparation of the Zoning By-law. Mr. Chestnut was asked to attend the November 1st Council Meeting and have this clarified.

The meeting was adjourned at eleven o'clock.

M Chestnut
( )

1954

The November 2nd meeting was attended by Messrs. O'Neil, Atkinson, Chestnut and Dowling and Mrs. Willis.

Adoption of the minutes of the October 26th meeting as read was moved by Mr. O'Neil and seconded by Mr. Atkinson.

The Chairman welcomed Mr. Maurice Atkinson as the new member of the Board replacing Mr. Parker.

The Application of Reliance Petroleum Ltd. to erect a service station on Lot 1, Queen Street North, was rejected, on motion by Mr. Dowling, with Mr. Atkinson as seconder. This lot, having only a 50-foot frontage, was thought to be entirely too small, and the Zoning By-law requires a minimum frontage of 100 feet.

It was decided to write to Council expressing the Board's concern that in many instances applicants for building permits begin construction before the permit is granted. The Board was of the opinion that it might be helpful if all building permit applications were first referred to them.

It was moved by Mrs. Willis and seconded by Mr. Atkinson that deed of Lot 28 and part of 29 by Mr. F. Dowling to Streetsville Sash Ltd. be approved.

As the Bpard is of the opinion that Streetsville needs a second north-south through street, it was decided to forward to Council the following resolution (moved by Mr. Atkinson and seconded by Mr. O'Neil):

> "That the Planning Board recommend to Council that the necessary steps be taken to ensure that at a later date William Street can be extended so that it will connect with Crombie Street to Tannery Street."

The meeting was adjourned at 10.30 P.M.

M. Chestnut

1954

The November 16th meeting was attended by all Board members and adoption of the minutes of the November 2nd meeting was moved by Mr. Atkinson, seconded by Mr. O'Neil.

The revised application of Reliance Petroleum Ltd. was not approved as it was felt that their suggested alteration did not solve the problem of inadequate frontage.

After discussion of the zoning of Vista Heights subdivision, it was moved by Mr. Page, seconded by Mr. O'Neil and carried unanimously "that this Board recommend that all Vista subdivision, exclusive of school site and industrial property, be zoned as R2 and that industrial property be zoned as M2". While some of the lots are smaller than R2 requirements, this has always been represented as a development of single-family dwellings and the Board wish it to be developed as such.

Mr. K. Honsberger presented to the meeting a proposal to buy the back half of Mr. H. Wright's lot on Church Street. Each lot would be 47' x 148'-6", with entrance to the back one from Maiden Lane. The following motion by Mr. Atkinson, seconded by Mrs. Willis, was passed: "that the Planning Board does not approve the division of Mr. H. Wright'slot on Church Street as requested by Mr. Honsberger as it would create two lots under the minimum area requirements of 7,000 square feet".

Regarding Mr. Honsberger's property on the subway sideroad where he proposes to raise the level of the lower part with at least two feet of fill, to deepen and straighten Mullet Creek and to provide lots of 7,000 square feet and up -- the Board promised to go over this property and to secure Council's opinion on the wisdom of building there. Mr. Honsberger, on his part, agreed to bring a plan of subdivision to the next Planning Board meeting, and to furnish an indication of Mr. Adamson's willingness to have Mulbrae Road in his subdivison connected to the street in Mr. Honsberger's subdivision.

The secretary was instructed to forward the Hill subdivision questionnaire to Council, quoting the Planning Board's resolution of February 15th. MARCH 8th.

Meeting adjourned at 10.30 P.M.

M. Archibald

1954

The Board met on November 23rd with Messrs. Chestnut, Atkinson Page, O'Neil and Arch and Mrs. Willis in attendance.

After further discussion with Mr. Honsberger it was moved by Mr. Atkinson, seconded by Mrs. Willis and carried unanimously that the Planning Board tentatively approve Mr. Honsberger's plan of subdivision subject to the conditions outlined in the minutes. These conditions are:

1. That Mr. J. M. Adamson gives written confirmation that he agrees (a) to having Mr. Honsberger connect up the road in his subdivision with Mulbrae Road in his own subdivision and (b) to the levelling of the knoll in his subdivision to provide fill for the lower areas in Mr. Honsberger's subdivision;

2. that no building is erected within 75 feet of the centre line of Mullet Creek when the centre line has been established;

3. that the finished grade is 5 feet above natural creek bed level, (this may be subject to change by Council who will no doubt wish to consult their Engineer on the adequacy of this suggested grade. The Planning Board's concern is that proper precautions will be taken to avoid danger from floods.)

4. that Mr. Honsberger will continue the deepening and straightening of Mullet Creek from the point where such previous work ends to the southern boundary of his subdivision.

The secretary was asked to write Mr. Honsberger confirming the Board's approval and the conditions of same.

During the discussions Mr. Honsberger's attention was drawn to the Board's recent recommendation to Council that it considers all further subdivisions premature at present.

Mr. Emil Christl presented for the Board's consideration blueprints of a six-suite apartment house which he would like to build on Arch Road, the lot being 150'deep, 70' wide at the front, increasing to a width of 86'-9" at the back. Mr. Christl explained that he might be able to purchase an additional 10 feet, if necessary, from the owner of the adjoining lot to the north which is 60 feet wide. It was moved by Mr. O'Neil and seconded by Mr. Page that the Planning Board approve Mr. Christl's plan of apartment house on Lot 17 on west side of Arch Road subject to lot being increased to a minimum frontage of 75 feet, the building set back a minimum of 50 feet, proper parking space being provided at rear and all other conditions being met, always provided that the area is zoned as R3.

Meeting was adjourned at 9.50 P.M.

W. E. Chestnut

1954

The Board met on December 7th with the following present: Messrs. Page, Chestnut and O'Neil and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. Page and seconded by Mr. O'Neil.

The Chairman reported, in connection with Mr. Christl's application to build an apartment house on Lot 17, Arch Road, that this an R2 Zone, which does not permit multiple family dwellings, and that Mr. Christl had been so notified by the secretary.

Mr. Chas. Caves, accompanied by Mr. Beatty and Mr. Drury of Reliance Petroleum Ltd., was at the meeting to discuss the Reliance Petroleum applications for a service station on Lot 1, Queen Street North, which had been rejected by the Board. When it was explained that the Board could see no justification for changing its rulings upon the original application and upon the revised one, Mr. Beatty, on Mr. Caves' behalf, asked what the Board's view would be on Reliance Petroleum purchasing both lots 1 and 2 from Mr. Caves, using the present building on Lot 2 as the service station office and erecting the station building along the north side of the existing building. Under this arrangement Mr. Caves would close out his business on these premises although continuing to use the second-floor apartment as living quarters. The Board promised to let Mr. Caves have its decision after its December 14th meeting.

Later, after further discussion, it was moved by Mr. Page and seconded by Mr. O'Neil "that this Board give tentative approval to the building of a service station on lots 1 and 2, registered plan #374, on the understanding that only one business, that of a service station, be conducted on this property, and subject to final approval on submission of detailed plans and specifications. The secretary was asked, in writing to Mr. Caves, to quote the Zoning By-Law definition of a service station.

After the reading of Mr. M. V. Jones' letter regarding Mr. Bousfield, the secretary was instructed to reply suggesting that, if agreeable to Metropolitan Planning Board, we should be glad to have Mr. Bousfield attend one of our meetings, possibly in January on a date to be arranged later.

It was decided to ask Board members to notify the secretary if unable to attend a Planning Board meeting.

The meeting was adjourned at 10.30 P.M.

M. Chestnut

1954

The December 28th meeting of the Board was attened by Messrs. Chestnut, Atkinson, Rhodes and O'Neil and Mrs. Willis.

Adoption of the minutes of the previous meeting as read was moved by Mr. O'Neil and seconded by Mr. Atkinson.

Following a review of the final draft of the Zoning By-law the Board unanimously approved Mr. O'Neil's motion, seconded by Mr. Atkinson "that Zoning By-law as presented by Peter Rhodes on December 28, 1954 be approved by this Planning Board and passed on to Council for their reading and adoption".

After discussion of the deed of property on Queen Street North from Irvine to Capke, which had been submitted by Mr. H. W. Metcalf, it was decided to secure further information as to whether this was a transfer of a previously registered lot before making any decision for or against approval. The lot in question falls short of the area requirements in an R3 zone.

The meeting was adjourned at 10.00 P.M.

acting Secretary